# RENTAL MARKET REPORT

## Sudbury

Canada Mortgage and Housing Corporation

October 2001 Survey

## SUDBURY VACANCY RATE FALLS AGAIN

Sudbury's rental market continues its progression to a more palatable situation for landlords and property managers as its average private apartment vacancy rate fell another two percentage points compared to last year. According to the October 2001 Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the local private apartment Vacancy rate declined to 5.7 per cent from 7.7 per cent in October of 2000. (See Table 1)

With the October vacancy rate dropping, Sudbury relinquishes its title of the CMA with the highest vacancy rate in the country. Despite this, twenty-four of Canada's 26 major centres have lower vacancy rates than Sudbury. Northern Ontario's other major centre, Thunder Bay saw its rate remain stable at 5.8 per cent and has therefore taken over the notorious title. Once again, this year's improvement in rental market conditions is due to local labour market conditions.

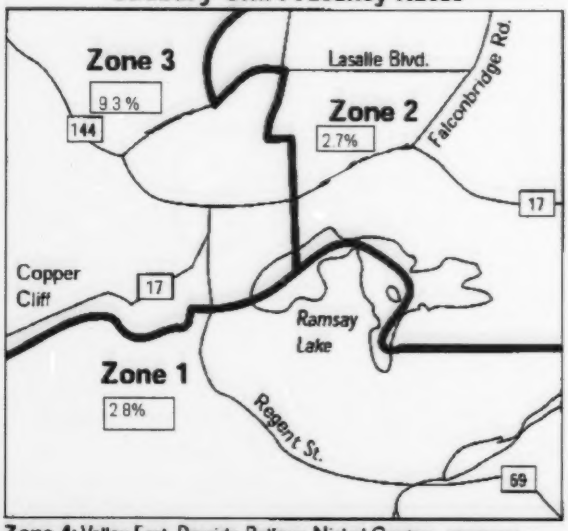
Between October 2000 and October 2001, despite the fact there have been net overall job losses, employment for workers 15-24, part of the prime renter age group, performed reasonably well as did employment in industry sectors prone to choosing rental accommodation such as trade. Specifically, call centre jobs are probably a key reason for the drop in vacancy rates, not to mention, an aging population, some of whom are choosing rental as their tenure of choice.

IN THIS ISSUE


Rental Vacancy Rate Falls Again ..... 1
Summary ..... 2
**Rental Market Analysis**
Rental Outlook ..... 2
National Average Rental Vacancy Rate Declines To 1.1 Per Cent ..... 3
Structure age analysis(including tables)... 4
East, once again, dominates high vacancy centres ..... 5

**Statistical Tables**
Vacancy Rates: Selected Canadian Centres 1994-2001 ..... 3
Vacancy Rates and Rents by Zone and Bedroom Type ..... 6
Vacant Units and Total Universe by Zone and Bedroom Type ..... 6
Vacancy Rates by Rent Range and Bedroom Type ..... 6
Vacancy Rates and Rents by Structure Size ..... 7
Vacancy Rates and Rents by Structure Height ..... 7
Average Rents: Metropolitan Areas ..... 8


**Sudbury CMA Vacancy Rates**




**Zone 4:** Valley East, Rayside Balfour, Nickel Centre, Walden & Onaping Falls 5.1%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## Apartment Vacancy Rates Fall Across All Zones

While all zones in the Sudbury CMA experienced an increase in rental market demand in 2001, two bedroom units in Zone 2 were the most sought after rental accommodation type in the city, posting a vacancy rate of 1.6 per cent. In addition, Zone 2 also recorded the lowest vacancy rate among the four zones at 2.7 per cent, down from 6.1 per cent in 2000. In contrast, bachelor units in Zone 3 reported the highest vacancy rate in the city again this year at 18.8 per cent. Likewise, Zone 3 also posted the greatest number of vacant units, with a vacancy rate of 9.3 per cent.

Overall, two bedroom apartments were in greatest demand within the Sudbury CMA, with a vacancy rate of 4.0 per cent. One bedroom and three or more bedroom units followed close behind, posting vacancy rates of 6.0 and 6.1 per cent respectively. (See Table 4 on page 6.)

## Rental Supply Remains Stable

With total stock increasing only marginally over the course of the year, the new vacancy rate is attributable to changes in rental market demand, rather than fluctuations in supply. In 2001, there were a total of 10,995 private rental units in the Sudbury CMA, up slightly from 10,930 in 2000. Two bedroom units accounted for the greatest proportion of rental stock with 6,135 units, followed by one bedroom units with 3,469 units. (See Table 5 on page 6.)

## Average Rental Rates Remain Relatively Stable

This year's increase in rental market demand has been reflected in the monthly average apartment rents for bachelor, two and three or more bedroom units as all of these have increased marginally over the last year. Overall however, average rental rates have decreased slightly from $572 per month in 2000 to $570 per month in 2001. (See Table 6 on page 6.)

## Rental Outlook for 2002

The rental market has been improving since 1999 when average apartment vacancy rates jumped to 11.1 per cent, their highest level in over a decade. The increase in rental market demand has been largely due to improvements in local labour market conditions. Employment improvements in key age groups and sectors have stimulated demand. Even though the city continues to be faced with net out-migration (see chart on page 5), this overall improvement in the labour market has served to curb the flow of young individuals from the city. This, along with an aging population, some of whom are choosing rental as their tenure of choice, has contributed to this year's increase in rental market demand. Over the next 12 months, rental market conditions are expected to improve slightly as employment trends remain favourable. As a result, vacancy rates are expected to hover in the 5 per cent range. And, with rental market conditions remaining oversupplied throughout the upcoming year, rental rates should remain near current levels as landlords continue to compete for tenants. Consequently, new construction in the multiples sector should remain slow over the coming year.


## Summary

Sudbury's vacancy rate among apartments with 3 or more units fell from 7.7 per cent in 2000 to 5.7 per cent. This continued a trend towards declining vacancy rates ongoing since the peak in the market in 1999 when the vacancy rate for structures with at least three units was 11.1 per cent.

The vacancy rate in the Zone 2 fell abruptly to 2.7 per cent from 6.1 per cent while Zone 1 also fell strongly to 2.8 per cent from 5.1 per cent in 2000. The other two Sudbury zone rates dropped but more modestly.

Average two bedroom rents rose to $620 from $619 while one bedroom rents actually fell to $500 from $502 per month.

Sudbury's rate is forecast to come down more in the next twelve months. Continued employment growth should work in favour of a further decline while historical low mortgage rates will tempt some renters to become homeowners. On balance, the vacancy rate should hover near 5.0 per cent in 2002.

## *National Average Rental Vacancy Rate Declines To 1.1 Per Cent*

The average rental vacancy rate in Canada's metropolitan centres fell from 1.6 per cent in October 2000 to 1.1 per cent in October, 2001. This is the lowest rate since the survey first included structures of three units and over in 1987.

Steady job creation in the past few years, high international immigration and growth in the young adult population were reasons cited for the drop in vacancy rates in many centres.

Seventeen of Canada's 26 major centres have lower vacancy rates than a year ago. The lowest rates were in Victoria (0.5 %), Montreal (0.6 %), Hull (0.6 %), and Ottawa (0.8 %).

Higher in-migration pushed vacancy rates lower in five of 10 centres in Ontario. Greater rental supply and strong movement towards home ownership caused vacancy rates to rise in Toronto, Ottawa, Kitchener and Windsor. As mentioned, Sudbury's vacancy rate is 5.7 per cent, second highest in the country.

Five of Quebec's six metropolitan areas had lower vacancy rates, with the greatest relative decline occurring in Sherbrooke (4.7 to 2.3 %). The Chicoutimi-Jonquière vacancy rate remained 4.4 per cent.

In the west, Victoria's vacancy rate went from 1.8 to 0.5 per cent in the past 12 months. Rates also fell in Winnipeg, Edmonton, Calgary, and Vancouver but rose in Regina and Saskatoon.

In Atlantic Canada, vacancy rates declined in Halifax, and St. John's. The vacancy rate in Saint John rose to 5.6 per cent from 3.4 per cent, the largest increase of all Canadian metropolitan areas.

CMHC's annual rent survey shows the highest average monthly rents for two-bedroom apartments were still in Toronto ($1,027), Vancouver ($919), and Ottawa ($914). The lowest average rents were in Trois-Rivieres ($419) and Sherbrooke ($446).

In metropolitan areas, rent increases ranged between 0.2 and 8.7 per cent. The greatest increase occurred in Edmonton. Calgary posted the second-largest increase at 5.8 per cent. Rents in Hull, Saint John, Toronto, St. Catharines, Ottawa, London and St. John's rose more than four per cent. Metropolitan area rent data is presented in Table 12 on Page 8.

TABLE 1: VACANCY RATES IN PRIVATE APARTMENT STRUCTURES OF 3 UNITS AND OVER
1994-2001

| METROPOLITAN AREA | 1994 October | 1995 October | 1997 October | 1998 October | 1999 October | 2000 October | 2001 October |
|---|---|---|---|---|---|---|---|
| CALGARY | 5.1 | 3.6 | 0.5 | 0.6 | 2.8 | 1.3 | 1.2 |
| CHICOUTIMI | 6.3 | 6.0 | 4.1 | 4.8 | 4.9 | 4.4 | 4.4 |
| EDMONTON | 8.9 | 10.2 | 4.6 | 1.9 | 2.2 | 1.4 | 0.9 |
| HALIFAX | 7.2 | 7.7 | 7.7 | 5.5 | 3.6 | 3.6 | 2.8 |
| HAMILTON | 2.4 | 2.0 | 3.1 | 3.2 | 1.9 | 1.7 | 1.3 |
| KITCHENER | 2.8 | 2.2 | 1.9 | 1.5 | 1.0 | 0.7 | 0.9 |
| LONDON | 4.1 | 4.3 | 5.1 | 4.5 | 3.5 | 2.2 | 1.6 |
| MONTRÉAL | 6.8 | 6.2 | 5.9 | 4.7 | 3.0 | 1.5 | 0.6 |
| OSHAWA | 3.4 | 2.7 | 2.4 | 2.0 | 1.7 | 1.7 | 1.3 |
| OTTAWA-HULL | 3.5 | 4.9 | 5.4 | 3.1 | 1.6 | 0.5 | 0.7 |
| OTTAWA | 2.6 | 3.8 | 4.2 | 2.1 | 0.7 | 0.2 | 0.8 |
| HULL | 6.6 | 8.3 | 9.4 | 6.7 | 4.4 | 1.4 | 0.6 |
| QUÉBEC | 6.9 | 6.0 | 6.6 | 5.2 | 3.3 | 1.6 | 0.8 |
| REGINA | 3.2 | 2.1 | 1.5 | 1.7 | 1.4 | 1.4 | 2.1 |
| ST. CATHARINES | 5.8 | 5.2 | 5.4 | 4.6 | 3.2 | 2.6 | 1.9 |
| SAINT JOHN | 8.0 | 8.6 | 8.2 | 7.3 | 5.2 | 3.4 | 5.6 |
| ST. JOHN'S | 7.1 | 10.8 | 16.6 | 15.4 | 9.2 | 3.8 | 2.5 |
| SASKATOON | 1.8 | 1.0 | 0.9 | 0.8 | 0.9 | 1.7 | 2.9 |
| SHERBROOKE | 8.0 | 6.2 | 7.5 | 7.3 | 7.6 | 4.7 | 2.3 |
| SUDBURY | 4.3 | 6.0 | 7.2 | 9.4 | 11.1 | 7.7 | 5.7 |
| THUNDER BAY | 4.1 | 6.2 | 7.7 | 9.3 | 7.5 | 5.8 | 5.8 |
| TORONTO | 1.2 | 0.8 | 0.8 | 0.8 | 0.9 | 0.6 | 0.9 |
| TROIS-RIVIÈRES | 7.4 | 7.2 | 8.6 | 8.5 | 7.9 | 6.8 | 4.7 |
| VANCOUVER | 0.8 | 1.2 | 1.7 | 2.7 | 2.7 | 1.4 | 1.0 |
| VICTORIA | 1.9 | 3.3 | 3.5 | 3.8 | 3.6 | 1.8 | 0.5 |
| WINDSOR | 1.6 | 1.8 | 4.5 | 4.3 | 2.7 | 1.9 | 2.9 |
| WINNIPEG | 5.6 | 5.4 | 5.9 | 4.0 | 3.0 | 2.0 | 1.4 |
| TOTAL (1) | 4.6 | 4.3 | 4.1 | 3.4 | 2.6 | 1.6 | 1.1 |

(1) Weighted average of Metropolitan areas surveyed.

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| Table 2: Apartment Vacancy Rates By Structure Year of Completion and Bedroom Type Sudbury CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Year of Completion | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
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| Pre 1940 | 14.1 | 9.7 | ** | ** | 15.6 | 6 | 10.3 | 9.7 | ** | ** |
| 1940 - 1959 | 10.7 | 13 | 16.8 | 24.8 | 11.6 | 11.7 | 7.6 | 10.4 | 16.9 | 9.7 |
| 1960 - 1974 | 5.9 | 4.3 | 9 | 15.6 | 5.6 | 4.1 | 5.8 | 3.2 | 6.1 | 4.4 |
| 1975 - 1984 | ** | 5.5 | ** | ** | ** | ** | ** | 4.3 | ** | ** |
| After 1984 | 6.7 | 1.9 | 19.8 | 4.1 | 8.9 | 3 | 5.3 | 1.4 | ** | ** |
| **Total** | **7.7** | **5.7** | **16.7** | **17.4** | **8.7** | **6** | **6.3** | **4** | **7.9** | **6.1** |

## Vacancy Rates Higher in Older Buildings

As expected, the year in which a structure was completed has a significant impact on vacancy rates. Apartment dwellings built after 1985 recorded an average vacancy rate of 1.9 per cent, while structures completed prior to 1940 posted an average vacancy rate of just under 10 per cent. Two bedroom units built after 1985 were the most popular among renters reporting a 1.4 per cent vacancy rate, in contrast to bachelor units built between 1940 and 1959 which fared the worst, posting a vacancy rate of almost 25 per cent in 2001. In general, older apartment structures built prior to 1959 tend to carry a larger inventory of vacant apartments when the market is oversupplied. (See Table 2 above.)

Average rents in Sudbury have also followed what one would expect when looking at structure age. Generally, the older the project, the lower the rent. (See Table 3 below.)

Additional tables (7-11) presented on pages 6 and 7 deal with vacancies by rent range and structure size analysis of rents and vacancies.

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| Pre 1940 | 437 | 441 | ** | ** | 409 | 415 | 482 | 475 | ** | ** |
| 1940 - 1959 | 470 | 468 | 352 | 379 | 415 | 427 | 521 | 521 | 605 | 637 |
| 1960 - 1974 | 568 | 569 | 389 | 390 | 520 | 521 | 592 | 597 | 706 | 705 |
| 1975 - 1984 | ** | 671 | ** | ** | ** | ** | ** | 733 | ** | ** |
| After 1984 | 654 | 649 | 417 | 433 | 603 | 578 | 679 | 680 | ** | ** |
| **Total** | **572** | **570** | **375** | **387** | **502** | **500** | **619** | **620** | **684** | **693** |

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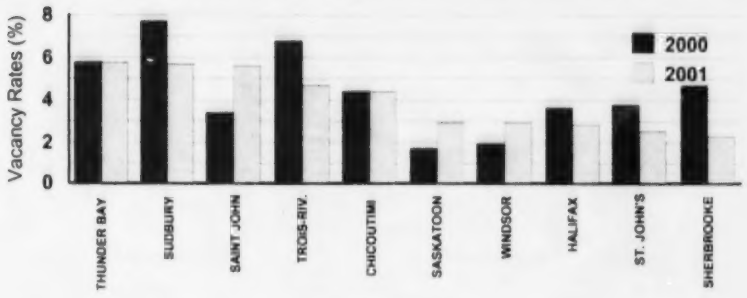
## East, once again, dominates high vacancy centres

The Maritimes and Quebec have six of the top ten centres with high vacancy rates in the country according to CMHC's October survey. St. John's, Halifax, and Saint John combine with Trois Rivieres, Sherbrooke and Chicoutimi to dominate the top ten. Rounding out the top ten are Sudbury (5.7 per cent), Windsor 2.9 per cent and finally, Saskatoon, our only western centre creeping into the select group with a vacancy rate of 2.9 per cent, up strongly from 1.7 per cent. Sudbury's vacancy rate, as mentioned earlier, is second highest in the country at 5.8 per cent. (See chart at right)

**Sudbury's vacancy rate fell from 7.7 per cent last year making it the second highest vacancy rate in the country**




Note: Vacancy rates for private structures with 3 or more units.
Source: CMHC Rental Market Survey

## OUT-MIGRATION SITUATION IMPROVES

A slight improvement between 1999 and 2000 highlighted the latest release of migration statistics from Statistics Canada. The results showed net migration fall from nearly 2,900 leaving Sudbury between 1998-99 to 1,540 people between 1999-2000. **(see chart at right)**

Over the last five years (1995-2000), the 25-44 age group left in the greatest numbers which understandably has an impact on the housing market. The 18-24 age group, a sub-set of <25, took a big jump upwards in 1999-2000 and for this period ranks as the highest out-migrating age group ahead of 25-44. The senior population (65+), a sub-set of 45+, continues to experience the fewest losses in population and in fact, there was net in-migration in the latest period with 32 people coming into the Sudbury CMA. It is expected that given the employment results witnessed in 2001, migration numbers from 2000-2001 are bound to show a worsening once they become available.

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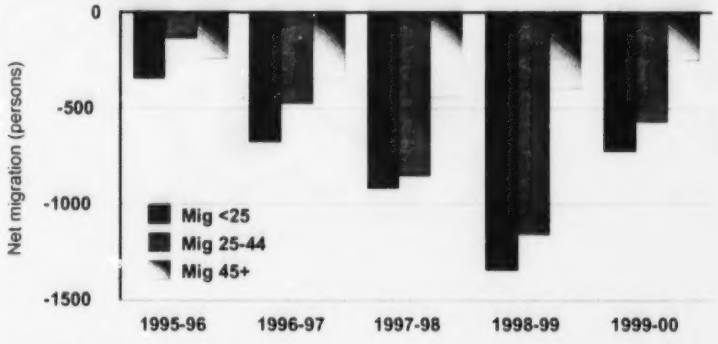


Source: Statistics Canada.

### Zones

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| Total | 572 | 570 | 375 | 387 | 502 | 500 | 619 | 620 | 684 | 693 |


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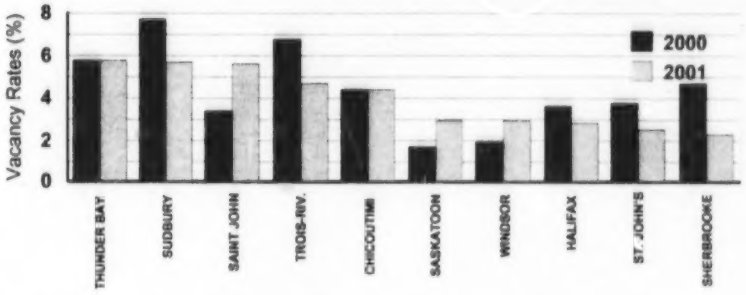


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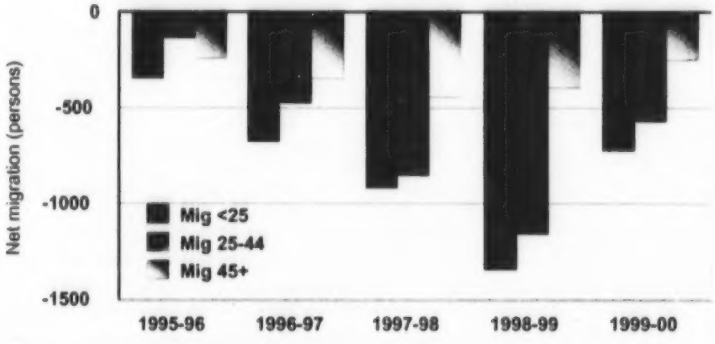


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| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| Zone 1 | 5 | 2.8 | ** | 21.9 | 6 | 2 | 3.9 | 1.7 | 3.9 | 4.6 |
| Zone 2 | 6.1 | 2.7 | ** | 11 | 7 | 3.4 | 4.7 | 1.6 | ** | ** |
| Zone 3 | 10.3 | 9.3 | 17.6 | 18.8 | 11.3 | 8.7 | 8.2 | 7.6 | 13.5 | 9.3 |
| Sudbury City 1-3 | 7.8 | 5.8 | 17.5 | 17.5 | 9 | 5.8 | 6 | 4.1 | 7.7 | 5.8 |
| Zone 4 | 7.5 | 5.1 | ** | ** | 5.6 | 8.4 | 8.1 | 3.4 | 8.7 | 7.1 |
| **Sudbury CMA** | **7.7** | **5.7** | **16.7** | **17.4** | **8.7** | **6** | **6.3** | **4** | **7.9** | **6.1** |

| Table 5: Number of Apartment Units - Vacant and Total (Universe) By Zone and Bedroom Type<br>Sudbury CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Area | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 | 77 | 2,743 | 25 | 116 | 19 | 917 | 26 | 1,553 | 7 | 156 |
| Zone 2 | 64 | 2,350 | 19 | 173 | 19 | 562 | 23 | 1,498 | ** | ** |
| Zone 3 | 418 | 4,513 | 91 | 484 | 147 | 1,697 | 162 | 2,144 | 18 | 189 |
| Sudbury City 1-3 | 558 | 9,606 | 136 | 773 | 185 | 3,176 | 211 | 5,195 | 27 | 462 |
| Zone 4 | 71 | 1,389 | ** | ** | 25 | 294 | 32 | 940 | 8 | 116 |
| **Sudbury CMA** | **629** | **10,995** | **141** | **813** | **209** | **3,469** | **244** | **6,135** | **35** | **578** |

| Table 6: Apartment Average Rents By Zone and Bedroom Type<br>Sudbury CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Area | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| Zone 1 | 657 | 661 | ** | 457 | 601 | 592 | 687 | 699 | 789 | 802 |
| Zone 2 | 622 | 620 | ** | 394 | 561 | 550 | 660 | 665 | ** | ** |
| Zone 3 | 517 | 510 | 346 | 370 | 453 | 456 | 582 | 572 | 617 | 636 |
| Sudbury City 1-3 | 581 | 579 | 375 | 389 | 510 | 509 | 635 | 637 | 699 | 712 |
| Zone 4 | 510 | 506 | ** | ** | 412 | 402 | 533 | 530 | 619 | 618 |
| **Sudbury CMA** | **572** | **570** | **375** | **387** | **502** | **500** | **619** | **620** | **684** | **693** |

| Table 7: Apartment Vacancy Rates By Rent Range and Bedroom Type<br>Sudbury CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Rent Range | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| < $400 | 16 | 14.6 | 12.8 | 18.8 | 20.1 | 12.3 | ** | ** | ** | ** |
| $400 - 499 | 8.4 | 8.2 | 18.7 | 17.5 | 6.5 | 6.7 | 6.9 | 5.8 | ** | ** |
| $500 - 599 | 8.9 | 5.1 | ** | ** | 9.4 | 4.2 | 8 | 5.6 | ** | ** |
| $600 - 699 | 7.4 | 3.2 | N/U | N/U | 6 | ** | 7.7 | 3.1 | 6.7 | 4.3 |
| $700 - 799 | 3 | 3.1 | N/U | N/U | ** | ** | 3.4 | 2.2 | ** | ** |
| $800 + | ** | ** | N/U | ** | ** | ** | ** | ** | ** | ** |
| **Total** | **8** | **5.8** | **15.3** | **18.4** | **9.2** | **6** | **6.7** | **3.8** | **8.5** | **6.8** |

## Table 8: Apartment Vacancy Rates By Structure Size and Bedroom Type
## Sudbury CMA

| Structure Size | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| 3 - 5 Units | 8.9 | 6.9 | ** | 17.2 | 10.2 | 7.2 | 7.4 | 4.1 | 7 | 7.6 |
| 6 - 19 Units | 9.4 | 9.2 | 20.2 | 26 | 11 | 10.5 | 7.1 | 6.4 | 15.3 | 11 |
| 20 - 49 Units | 8.9 | 4.9 | 9.6 | 19.8 | 13.1 | 5.7 | 6.4 | 2.8 | ** | 7.3 |
| 50 - 99 Units | 7.5 | 2.6 | 18.8 | 7.5 | 5.4 | 1.8 | 7 | 1.8 | 5.1 | 2.6 |
| 100+ Units | 3.7 | 2.4 | ** | ** | 3.7 | 2.7 | 3.8 | 2.3 | 3.5 | 1.8 |
| **Total** | **7.7** | **5.7** | **16.7** | **17.4** | **8.7** | **6** | **6.3** | **4** | **7.9** | **6.1** |

## Table 9: Average Apartment Rents By Structure Size and Bedroom Type
## Sudbury CMA

| Structure Size | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| 3 - 5 Units | 477 | 478 | ** | 351 | 407 | 417 | 528 | 520 | 633 | 655 |
| 6 - 19 Units | 531 | 526 | 371 | 392 | 447 | 437 | 579 | 579 | 604 | 601 |
| 20 - 49 Units | 598 | 589 | 383 | 395 | 524 | 516 | 657 | 648 | ** | 649 |
| 50 - 99 Units | 643 | 637 | 415 | 416 | 605 | 597 | 687 | 700 | 811 | 813 |
| 100+ Units | 666 | 667 | ** | ** | 610 | 604 | 687 | 692 | 745 | 756 |
| **Total** | **572** | **570** | **375** | **387** | **502** | **500** | **619** | **620** | **684** | **693** |

## Table 10: Apartment Vacancy Rates By Structure Height and Bedroom Type
## Sudbury CMA

| Storey Count | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| No Storey Data | 7.1 | 4.6 | ** | ** | ** | 8.5 | 6.3 | 2.3 | ** | ** |
| 1 - 4 Storeys | 9.3 | 7.2 | 17.5 | 17.8 | 11.1 | 7.6 | 7.2 | 5 | 10.1 | 7.3 |
| 5 - 9 Storeys | 6.1 | 3.4 | 14.9 | 13.3 | 4.9 | 3 | 6.5 | 3.2 | 7.1 | 2.9 |
| 10+ Storeys | 1.1 | 1.3 | ** | ** | 2.3 | 2.3 | 0.5 | 0.8 | 1.2 | 1.2 |
| **Total** | **7.7** | **5.7** | **16.7** | **17.4** | **8.7** | **6** | **6.3** | **4** | **7.9** | **6.1** |

## Table 11: Average Apartment Rents By Structure Height and Bedroom Type
## Sudbury CMA

| Storey Count | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| No Storey Data | 619 | 610 | ** | ** | ** | 517 | 645 | 646 | ** | ** |
| 1 - 4 Storeys | 524 | 520 | 364 | 375 | 446 | 448 | 579 | 575 | 639 | 647 |
| 5 - 9 Storeys | 650 | 651 | 451 | 524 | 600 | 588 | 680 | 685 | 829 | 835 |
| 10+ Storeys | 698 | 711 | ** | ** | 626 | 626 | 724 | 745 | 785 | 791 |
| **Total** | **572** | **570** | **375** | **387** | **502** | **500** | **619** | **620** | **684** | **693** |

| Table 12: Average rent of private apartments (in structures of 3 units and over) October 2001 | | | | |
|---|---|---|---|---|
| | Number of bedrooms | | | |
| **Area** | **Bach** | **1** | **2** | **3** |
| Calgary, CMA | 492 | 649 | 783 | 749 |
| Chicoutimi CMA | 296 | 364 | 439 | 479 |
| Edmonton, CMA | 458 | 537 | 654 | 734 |
| Halifax, CMA | 508 | 554 | 673 | 850 |
| Hamilton, CMA | 453 | 608 | 740 | 909 |
| Kitchener, CMA | 481 | 615 | 722 | 881 |
| London, CMA | 433 | 547 | 683 | 847 |
| Montréal, CMA | 404 | 476 | 529 | 629 |
| Oshawa, CMA | 542 | 692 | 799 | 900 |
| Ottawa, CMA | 622 | 762 | 914 | 1,090 |
| Québec, CMA | 380 | 473 | 538 | 613 |
| Regina, CMA | 334 | 476 | 568 | 653 |
| Saint John, CMA | 344 | 406 | 483 | 509 |
| Saskatoon, CMA | 356 | 460 | 558 | 600 |
| Sherbrooke, CMA | 297 | 366 | 446 | 536 |
| St. Catharines-Niagara, CMA | 424 | 569 | 680 | 757 |
| St. John's, CMA | 419 | 489 | 575 | 581 |
| **Sudbury, CMA** | **387** | **500** | **620** | **694** |
| Thunder Bay, CMA | 375 | 529 | 657 | 819 |
| Toronto, CMA | 695 | 866 | 1,027 | 1,214 |
| Trois-Rivières, CMA | 293 | 358 | 419 | 467 |
| Windsor, CMA | 466 | 618 | 738 | 873 |
| Winnipeg, CMA | 357 | 476 | 605 | 704 |

# Definitions

**Vacancy:** A unit is considered vacant if, at any time of the survey, it is physically unoccupied and available for immediate rental.

**Rent:** The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in the publication represent the average of different units in the market area, some of which may have some or all of these services.

**Rental apartment structure:** Any building containing three or more rental dwellings which are not ground-oriented.

**Rental row house structure:** Any building with three or more ground-oriented rental dwellings.

**Abbreviations:**

** - sample too small to be reported.

N/U - no units in this category.

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